121.0	0003	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,633,700 /	1,633,700
					USE VALUE:	1,633,700 /	1,633,700
					ASSESSED:	1,633,700 /	1,633,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COYNER KARL B
Owner 2:	
Owner 3:	
Street 1:	86 PLEASANT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CANCHIN LLC -
Owner 2:	-
Street 1:	1188 CENTRE STREET
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02549

NARRATIVE DESCRIPTION

This parcel contains .331 Sq. Ft. of land mainly classified as Office with a Office Building built about 1900, having primarily Clapboard Exterior and 6352 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	14401.000	916,100		717,600	1,633,700
Total Card	0.331	916,100		717,600	1,633,700
Total Parcel	0.331	916,100		717,600	1,633,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 257.19 /Parcel: 257.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

78016

GIS Ref

GIS Ref

Insp Date

04/29/18

!9363!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	340	FV	916,100	0	14,401.	717,600	1,633,700		Year end	12/23/2021
2021	340	FV	916,100	0	14,401.	706,000	1,622,100		Year End Roll	12/10/2020
2020	340	FV	916,900	0	14,401.	694,500	1,611,400	1,611,400	Year End Roll	12/18/2019
2019	340	FV	901,100	0	14,401.	648,200	1,549,300	1,549,300	Year End Roll	1/3/2019
2018	340	FV	901,100	0	14,401.	578,700	1,479,800	1,479,800	Year End Roll	12/20/2017
2017	340	FV	901,100	0	14,401.	509,300	1,410,400	1,410,400	Year End Roll	1/3/2017
2016	340	FV	901,100	136100	14,401.	382,000	1,419,200	1,419,200	Year End	1/4/2016
2015	340	FV	585,200	140600	14,401.	347,200	1,073,000	1,073,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:56:33

LAST REV

Date	Time
06/08/21	12:35:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANCHIN LLC,	67693-467		7/27/2016		1,640,000	No	No		
YUDOWITZ BERNAR	64337-250		10/7/2014		1,600,000	No	No		
	20639-43		7/1/1990		500,000	No	No		Y

USER DEFINED

Prior Id # 1:	78016
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2019	1825	Inter Fi	118,900	C				
11/12/2019	1826	Inter Fi	118,900	O				
7/12/2012	872	Porch	30,000					REPLACE FRT PORCH
6/4/2012	699	Re-Roof	19,500					REPAIR & REPLACE R
3/18/2008	253	Redo Bat	10,190			G9	GR FY09	
7/13/1998	462	Manual	29,150					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2018	MEAS&NOTICE	HS	Hanne S
5/18/2017	SQ Returned	EMK	Ellen K
5/18/2017	I & E Return	MM	Mary M
5/18/2017	SQ Returned	MM	Mary M
7/19/2012	Info Fm Prmt	BR	B Rossignol
4/1/2009	Meas/Inspect	201	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		14401		Sq. Ft.	Site		0	31.	1.61	CA									717,611						717,600	

Total AC/HA:	0.33060	Total SF/SM:	14401	Parcel LUC:	340	Office	Prime NB Desc	COMM AVG	Total:	717,611	Spl Credit		Total:	717,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1900	Eff Yr Blt:	2000
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.2	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.95743072
Const Adj.:	0.95990396
Adj $ / SQ:	96.499
Other Features:	17000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1043441
Depreciation:	127300
Depreciated Total:	916141

COMMENTS

WILD ACRE INNS THERAPEUTIC COMMUNITIES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB	4

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

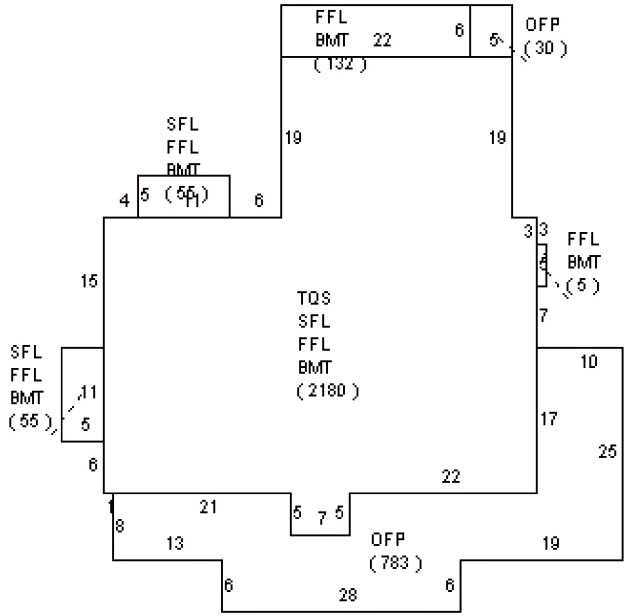
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	140.89
Special Features:	0	Val/Su Net:	95.51
Final Total:	916100	Val/Su SzAd	144.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,427	28.950	70,261
FFL	First Floor	2,427	96.500	234,204
SFL	Second Floor	2,290	96.500	220,984
TQS	3/4 Story	1,635	96.500	157,776
OFP	Open Porch	813	17.790	14,460

Net Sketched Area:	9,592			Total:	697,685
Size Ad	6352	Gross Area	10137	FinArea	6352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc